

**MINUTES OF REGULAR MEETING OF THE GOVERNING BODY
OF THE CITY OF LAMPASAS, TEXAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET
Monday, September 25, 2023
5:30 p.m. Workshop Session
6:00 p.m. Regular Session**

(regular session will begin immediately following workshop and may be called to order prior to 6:00 pm)

The City Council of the City of Lampasas met in Regular Session on the above date and time with Mayor Pearce presiding.

Council Members Present:

Zac Morris
Eric Hernandez
Chuck Williamson
Charlie Pratus

City Staff Present:

Finley deGraffenried, City Manager
Becky Sims, City Secretary
Yvonne Moreno, Finance Director
Monica Wright, IT Director
Ryan Ward, ACM
Jody Cummings, Police Chief
Joe Adams, Assistant Fire Chief
Stacey Ybarra, EDC Director

Council Members Absent:

Davis Keele
Cathy Kuehne

**WORKSHOP SESSION
5:30 p.m.**

1. Call to order Workshop Session

Mayor Pearce opened the workshop session at 5:30 p.m.

2. Discussion regarding scope of Water Assessment Project

Finley deGraffenried, City Manager reviewed the memo outlining the project scope envisioned by Staff to obtain feedback and direction from Council. \$50,000.00 has been allocated in the City's FY 2023-2024 Budget for the assessment, however; precise costs will be identified through a formal proposal from the identified or procured professional consultant or engineering firm.

Staff envisions the Scope would include the investigation, and broad overview, of options the City could consider for further investigation of a new water source. In preparing the Scope, initially, staff offers questions that could be answered through the consultant's deliverable report or White Paper, to help Council understand issues, options, and that identifies possible solutions. Staff seeks Council input first on the desired end result of the White Paper:

The Report will provide City Council with viable options for alternative and supplemental water sources, and will include quantities and capacities, anecdotal costs (if available), pros and cons of sources, and outline of next steps in study or implementation.

Other considerations, and specific questions, the White Paper could answer might include:

- *What is the treatable quality of surface water in Sulphur Creek?*
- *What treatment technology is available based on the water quality in Sulphur Creek?*
- *What capacity is available, for finished water, based on the City's water rights and historical flows in Sulphur Creek?*
- *If the treatment technology for Sulphur Creek results in a waste stream, what is the likely allowable means for disposal, land application, or reintroduction of the waste stream?*

- *What is the anecdotal capital and O&M cost of the identified surface water treatment technology in \$/1000 gallons?*
- *What ground water, major and minor aquifer, sources are available in the Lampasas area?*
- *What is the capacity and treatable quality for finished water in local aquifers?*
- *What treatment technology is available for the identified aquifer(s)?*
- *What is the anecdotal capital and O&M cost of the identified ground water treatment technology in \$/1000 gallons?*
- *What are the regulatory requirements and challenges of blending either surface water or ground water with our current water supply source?*
- *Are there other sources of water the City could consider?*
- *What are the next steps, recommendations, the City should consider in investigating and implementing an alternative and supplemental water source?*

By consensus, Council is in agreement with questions, preliminary direction of assessment and the request for services obtained through professional qualifications. Staff will reach out to local firm on recommendations and discussions on project scope and to identify professional firms with this type of expertise.

3. Discussion regarding any item on the regular agenda

There was no discussion

4. Adjourn Workshop Session

The workshop session adjourned at 5:47 p.m. and Council went directly into Regular Session.

REGULAR SESSION

ANNOUNCEMENTS

A. Call to Order

Mayor Pearce called the Regular Session to order at 5:47 p.m.

B. Invocation and Pledge of Allegiance

Jody Cummings, Police Chief gave the invocation and the Pledge of Allegiance to the U.S. and Texas flags were recited

C. Presentations and Proclamations

Proclamation recognizing "GFWC National Service Day"- September 30, 2023



Proclamation recognizing "Love Thy Neighbor Day"- October 5, 2023



Proclamation recognizing “Fire Prevention Week” October 8-14, 2023



	PUBLIC HEARINGS/CITIZEN COMMENT
1.1	Citizen comments – Any citizen who desires to address the City Council on a matter not included on the Agenda may do so at this time. The City Council may not deliberate on items presented under this Agenda Item.

Mr. Nathan Cairl addressed City Council advising that he has not received a response from LCAD regarding his dispute, no contact information for board members and is asking that Council take no action on nominating board members.

1.2	Citizen comments- Any citizen who desires to address the City Council on a matter that is included on the Agenda may do so at this time.
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There were no citizen comments

2.0	MINUTES
2.1	Discussion and possible action concerning the approval of minutes of the Special Meeting held on September 6, 2023.

Council member Pratus moved to approve the minutes as presented; the motion was seconded by Council member Williamson and with a unanimous vote, the motion carried. (Keele and Kuehne absent)

2.2	Discussion and possible action concerning the approval of minutes of the Regular Meeting held on September 11, 2023.
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Council member Pratus moved to approve the minutes as presented, the motion was seconded by Council member Williamson, with Mayor Pro Tem Morris abstaining, the motion carried. (Keele and Kuehne absent)

3.0	CONSENT AGENDA
3.1	Discussion and possible action to approve the second reading of an Ordinance for a Specific Use Permit to allow the sale of portable buildings in an area zoned Commercial, described as 1 acre, Abstract 0042, John Burleson Survey, commonly known as 615 Central Texas Expressway Lampasas, Texas Lampasas County.
3.2	Discussion and possible action to approve the second reading of an Ordinance for a Specific Use Permit to allow for a daycare in an area zoned Retail, described as approximately ±3 acres, Lots 1 & 2, Block 58, AH Barnes Addition, commonly known as 808 S Western Ave. Lampasas, Texas Lampasas County.
3.3	Discussion and possible action to approve the second reading of an Ordinance to amend the Lampasas Code of Ordinances, Zoning Regulations to consider Single Family Residential-10 "SF-10" Zoning Classification for Hillside Acres Subdivision, 36.76 acres located in Lampasas, Texas Lampasas County.
3.4	Discussion and possible action to approve the second reading of an Ordinance to amend the Lampasas Code of Ordinances, Zoning Regulations to consider Single Family Residential-10 "SF-10" Zoning Classification for Hidden Oaks Subdivision, 4.00 acres located in Lampasas, Texas Lampasas County.
3.5	Discussion and possible action to approve the second reading of an Ordinance to rezone 12.74 acres of land out of the James Easley Survey, ABST No. 0185, Lampasas, Texas, Lampasas County owned by Ronald and Debra Kuker from Agriculture to Multi Family-2 Apartments.
3.6	Discussion and possible action regarding approval of the second reading of an Ordinance to improve intersection at Fourth and Spring Street to amend City of Lampasas Code of Ordinances Chapter 78-Traffic and Vehicles, Article II. Specific Street Regulations, Division 2- Stop Intersections, Sec 78.61. by adding this intersection as an additional All-Way Stop in the City of Lampasas.

Council member Pratus moved to approve the consent agenda as presented, the motion was seconded by Council member Williamson, with a unanimous vote, the motion carried. (Keele & Kuehne absent)

4.0	BOARDS/DEPARTMENT REPORTS
4.1	<p>Stacey Ybarra, LEDC Director provided the annual LEDC report:</p> <p><u>PURPOSE OF EDC</u></p> <ul style="list-style-type: none"> • Texas Legislature adopted Development Corporation Act in 1979 <ul style="list-style-type: none"> ○ Gives cities ability to finance new and expanded business enterprises in their local communities through economic development corporations (EDCs) • Primary jobs - A primary job is one at a company that exports a majority of its products or services to markets outside the local region, infusing new dollars into the local economy. • Type A – Industrial Projects (business infrastructure, manufacturing, research and development) • Type B – Industrial Projects and parks, museums, sports facilities and affordable housing <p><u>HISTORY</u></p> <ul style="list-style-type: none"> • Passed October 1, 1998 • Type B • .0025 cent • For every dollar spent in Lampasas, the EDC gets a quarter cent <p><u>TEAM</u></p> <ul style="list-style-type: none"> • Executive Economic Development Director, Finley deGraffenried • Economic Development Director, Stacey Ybarra • City Employees

OUR MISSION AND PARTNERS

We strive to balance innovation with tradition, fostering both new opportunities and our community's enduring charm.

LEDC BOARD

- Misti Talbert, President
- Steve Hudson, Vice President
- Roland Schaub- Secretary
- TJ Monroe- Board Member
- Ryan Shahan- Board Member
- Sid Ball- Board Member
- Fin Erwin- Board Member

FY24 BUDGET REVIEW

EDC & Chamber Partnership

- Chamber: The Gardener
 - Nurtures the business environment, tending to its needs and ensuring it grows healthily, like a gardener caring for individual plants.
- EDC: The Landscaper
 - Designs and promotes the overall economic vision, just as a landscaper plans and beautifies an entire garden or property.

Together, they cultivate a flourishing economic landscape for the community.

Chamber of Commerce: The Gardener

Role: Taking Care of Individual Businesses.

- Functions:
 - Listening & Observing: Keeping a pulse on businesses through networking meetings.
 - Speaking Up: Pushing for a business-friendly environment.

EDC: The Landscaper

Role: Planning the Big Picture of Economic Growth.

- Functions:
 - Setting the Foundation
 - Helping Businesses Grow
 - Showing Off Our Community
 - Bringing in New Businesses

Reviewed Lead Generation Sources

Reviewed Engagement Process

Council discussion included:

- Marketing Efforts for Business Park
- Responding to prospect leads from the Governors Office
- Incentive Packages

5.0	ROUTINE MATTERS
5.1	City Manager's Operational Report

City Manager deGraffenried reviewed his report:

- Water As reported previously to Council, staff is expecting a draft, temporary, agreement to review next week for the purchase of treated water from Kempner Water Supply Corporation (“KWSC”). The agreement, if approved by both parties, will provide additional contingency in the event water delivery is curtailed, in part, due to low lake levels. The agreement, one of several contingencies our water suppliers to the east are working on, would allow the direct purchase of water from KWSC, which is not allowed by our current contract. Staff have asked counsel to draft the agreement based on a specific, temporary timeframe, and that the agreement expressly not relieve any party to the Wholesale Water Contracts from their obligations to *keep facilities in good condition to deliver contracted quantities (of water) to the (City’s) point of delivery*. Staff will circulate the draft after review. Staff also met with representatives from KWSC and Central Texas Water on September 21st where somewhat, more optimistic news was shared. Central Texas improvements in the next two weeks should provide additional capacity to meet the City’s demand, however; until lake levels return to more normal levels, conservation is key.
- LCRA Luncheon The City has received an invitation for the Annual State of LCRA Luncheon on October 24, 2023. Phil Wilson, and I assume his staff members, will provide updates to attendees on the work of LCRA. The event will be held in Horseshoe Bay at Quail Point Lodge. RSVP’s and transportation can be coordinated through Becky Sims, if there is individual interest.
- LEDC The Lampasas Economic Development Corporation met on September 20th with an agenda including: Business Park signage and Real Estate advertising, review of incentive guidelines and principles, and Financial Report. Staff updates included a re-cap of the Mineral Wells tour, Music Friendly designation, and a Networking and Event survey. Additionally, the LEDC recommended T.J. Monroe for appointment to the Airport Planning Committee.
- STR Becky has continued to gather information on Short Term Rentals (“STR”) in the event Council wishes to take a more comprehensive approach to regulation. To that end, she will also participate in a Bojorquez Municipal Law Firm’s presentation specifically addressing concerns and necessary resources in order to administer regulations. The webinar, entitled, *Love, Hate or Regulate*, will be conducted November 3rd, and should provide additional information for Council assessment and consideration.
- Called Meeting Staff reminds Council of a Special Called meeting on October 16th with the City Attorney to review meeting management, protocols and decorum. The meeting will begin at 5:30 in the Calvert Building. While we have JC here, if you would like to have other topics discussed, please let staff know.
- Christmas on the Creek Chris reports, that after visiting with the City’s installation contractor and reviewing inventory, a modified display will be required this year. Due to the condition of lights and strands, trees will be draped on the south side of the creek, with ground displays placed on the north side of the creek. This may also provide the opportunity to drape additional trees. The Christmas on the Creek Committee was briefed on the status of lighting and the plan, and have endorsed the display modification for the coming season. Staff and the Committee plan to review off-season discounts to possibly supplement inventory.

- South 281 Pre-Con** Ryan Ward attended the recent preconstruction meeting in Brownwood on September 14th with contractors and TxDOT staff regarding the South 281 road improvements. Ryan reports that the original kick-off date was mid-September, however; due to the timing of utility relocations, including the City and Atmos, the start of construction was postponed until mid-October. Ryan pointed out the sensitivity of the entrance, and stone monuments, at the Hostess House and reminded attendees of the total eclipse this coming April. The target date for completion is April or May 2025.
- Mineral Wells** Stacey and City and EDC representatives toured Mineral Wells on September 18th and had the opportunity to visit with staff and local officials regarding their tourism growth and improvements in their economic base through downtown investments. The group heard testimony regarding Mineral Wells coordinated approach, and co-location, of their EDC, Tourism Office and Chamber of Commerce. Recent capital investment, through investor groups, has also aided their improvements to the Crazy Water Hotel and the Baker Hotel. Stacey is planning to debrief the meeting with interested parties on Monday, September 25th at 10:00 a.m.
- Staff** Staff takes the opportunity to recognize the following employees who began their City of Lampasas careers in September: Fidel Morua, 19 years; Kristy Acevedo, 6 years; Thomas Kelley, 7 years; Bart Baker, 1 year; Garrett Bradley, 7 years; Steven Knowlton, 2 years; Christopher Coronado, 1 year; Jody Cummings, 31 years; Vicki Tower, 7 years; Carlos Rodriguez, 2 years; Monica Wright, 18 years; Trevor Johnstone, 1 year; Allyanna Corcoran, 1 year; Jacob Loeve, 1 year; Tania Baines 7 years.
- Eclipse** Staff continues to prepare and push marketing based on Council directive. Stacey has prepared, based on staff input, the attached information related to camping, registration, events, preparation, and safety. Staff has also discussed additional public information related to possible disruptions, congestion and retail availability. From the Town Hall meeting in April, upcoming exercises and meeting dates were identified as:
- Table Top Exercise- November 2023
 - After Action Review - November 2023
 - Solar Eclipse Drill - February 2024
 - After Action Review - February 2024
 - Town Hall - March 2024
- Staff can also include an additional Town Hall meeting if Council feels that it would be helpful.
- Development Meeting** Staff has determined the date for a Development meeting with area builders, real estate professionals, and professional trades as October 11th. The meeting will be held at the Calvert Building starting at 9:00 a.m. The intent of the meeting is to seek input regarding permitting, inspection and the development process with our stakeholders. Staff will also include any updates to Codes or laws impacting the process.

5.2	MAYOR'S COMMENTS
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The Mayor had no comments at this evening's meeting.

6.0	UNFINISHED BUSINESS
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There was no unfinished business.

7.0	NEW BUSINESS
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7.1	Discussion and appointment of Council member to serve on Airport Planning Committee.
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Council member Hernandez moved to appoint Council member Keele to the Airport Planning Committee, the motion was seconded by Council member Pratus and with a unanimous vote, the motion carried. (Keele and Kuehne absent)

7.2	Discussion and appointment of Airport Advisory Board Members, Staff and Community Members to Airport Planning Committee.
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Council member Hernandez moved to appoint Ken Cattles, Robert Lansford, Mike Watson, TJ Monroe, Jason Pfaltzgraff and Davis Keele to the Airport Planning Committee, the motion was seconded by Mayor Pro Tem Morris and with a unanimous vote, the motion carried. (Keele and Kuehne absent)

7.3	Discussion regarding appointment of alternate board member to the Airport Advisory Committee.
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Mayor Pro Tem Morris moved to appoint Dale Kemp as an alternate member on the Airport Advisory Board, the motion was seconded by Council member Pratus and with a unanimous vote, the motion carried. (Keele and Kuehne absent)

7.4	Discussion and possible action concerning the second reading of an Ordinance approving and adopting a Budget for operating the Municipal Government of the City of Lampasas for the fiscal year beginning on October 1, 2023 and ending on September 30, 2024; appropriating money for the various funds and purposes of such budget including appropriations of money to pay interest and principal sinking fund requirements on all indebtedness; providing a severability clause; providing a repealer clause for the repeal of all Ordinances and appropriations in conflict with the provisions of this Ordinance; and establishing an effective date.
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Council member Pratus moved to approve the second reading of an Ordinance approving and adopting a Budget for operating the Municipal Government of the City of Lampasas for the fiscal year beginning on October 1, 2023 and ending on September 30, 2024; appropriating money for the various funds and purposes of such budget including appropriations of money to pay interest and principal sinking fund requirements on all indebtedness; providing a severability clause; providing a repealer clause for the repeal of all Ordinances and appropriations in conflict with the provisions of this Ordinance; and establishing an effective date, the motion was seconded by Mayor Pro-Tem Morris and with a unanimous vote, the motion carried. (Keele and Kuehne absent)

Roll Call Vote

Council member Williamson- Yea

Council member Pratus-Yea

Mayor Pro-Tem Morris- Yea

Mayor Pearce- Yea

Council member Hernandez- Yea

Council member Kuehne-absent

Council member Keele- absent

7.5	Discussion and possible action regarding the second reading of an Ordinance to approve tax rate for the City of Lampasas upon all property subject to taxation within the City of Lampasas, Texas for the 2023 Tax Year for the use and support of the Municipal Government of the City of Lampasas for the Fiscal Year beginning October 1, 2023 and ending September 30, 2024; apportioning said levy amount the various funds and items for which revenue must be raised including providing a sinking fund for the retirement of the bonded debt of the City.
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Mayor Pro Tem Morris moved to approve the second reading of an Ordinance to approve tax rate for the City of Lampasas upon all property subject to taxation within the City of Lampasas, Texas for the 2023 Tax Year for the use and support of the Municipal Government of the City of Lampasas for the Fiscal Year beginning October 1, 2023 and ending September 30, 2024; apportioning said levy amount the various funds and items for which revenue must be raised including providing a sinking fund for the retirement of the bonded debt of the City, the motion was seconded by Council member Pratus and with a unanimous vote, the motion carried. (Keele and Kuehne absent)

Roll Call Vote

Council member Williamson- Yea

Council member Pratus-Yea

Mayor Pro-Tem Morris- Yea

Mayor Pearce- Yea

Council member Hernandez- Yea

Council member Kuehne-absent

Council member Keele- absent

7.6	Discussion and possible action regarding Ratifying the Property Tax Revenue Increase reflected in the Fiscal Year 2023-2024 Budget
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Council member Pratus moved to approve ratifying the Property Tax Revenue Increase reflected in the Fiscal Year 2023-2024 Budget, the motion was seconded by Council Williamson and with a unanimous vote, the motion carried. (Kuehne and Keele absent)

Roll Call Vote

Council member Williamson- Yea

Council member Pratus-Yea

Mayor Pro-Tem Morris- Yea

Mayor Pearce- Yea

Council member Hernandez- Yea

Council member Kuehne-absent

Council member Keele- absent

7.7	Discussion and possible action regarding Resolution to cast votes for Lampasas Central Appraisal District (LCAD) Board of Directors.
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There was no action taken this evening, this item will be placed on the October 9, 2023 agenda for Council consideration.

Adjourn- Mayor Pro Tem Morris moved to adjourn at 7:08 p.m., the motion was seconded by Council member Williamson and with a unanimous vote, the motion carried. (Kuehne and Keele absent)

PASSED AND APPROVED this _____ day of _____, 2023.

Herb Pearce, Mayor

ATTEST

Becky Sims, City Secretary